

November 18, 2003 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

04SN0129

James E. and Brenda F. Briggs

Bermuda Magisterial District  
Off the west line of Jefferson Davis Highway

REQUEST: Rezoning from Community Business (C-3) to General Business (C-5).

PROPOSED LAND USE:

No specific use is proposed. With approval of this request, any permitted or restricted use within the General Business (C-5) District would be permitted.

RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed zoning and land uses conform to the Chester Village Plan which suggests that the property is appropriate for general commercial uses.
- B. The proposed zoning and land uses are compatible with, and representative of, existing and anticipated area development.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS.)

PROFFERED CONDITION

The public water system shall be used. (U)

## GENERAL INFORMATION

### Location:

Lies approximately 310 feet off the west line of Jefferson Davis Highway, north of Southland Drive. Tax ID 798-655-Part of 2809 (Sheet 26).

### Existing Zoning:

C-3

### Size:

.9 acre

### Existing Land Use:

Vacant

### Adjacent Zoning and Land Use:

North, South, East and West - C-5; Commercial or vacant

## UTILITIES

### Public Water System:

There is an existing eight (8) inch water line extending along the western boundary of Jefferson Davis Highway, adjacent to this site. Use of the public water system is intended. (Proffered Condition 1)

### Public Wastewater System:

There is an existing eight (8) inch wastewater collector line serving the adjacent commercial development that terminates adjacent to the western corner of this site. Use of the public wastewater system is required by County Code.

## ENVIRONMENTAL

The Environmental Engineering Department offers no comment regarding this request.

## PUBLIC FACILITIES

### Fire Service:

The Dutch Gap Fire Station, Company Number 14 and Bensley-Bermuda Volunteer Rescue Squad currently provide fire protection and emergency medical service. This request will have only minimal impact on fire and emergency medical service.

When the property is developed, the number of hydrants, quantity of water needed for fire protection and access requirements will be evaluated during the plans review process.

### Transportation:

The property (0.9 acre) is zoned Community Business (C-3) and the applicant is requesting rezoning to General Business (C-5). General Business (C-5) development will generate a comparable volume of traffic as C-3 development. Traffic generated by this development will be distributed along Jefferson Davis Highway (Route 1/301) which had a 2002 traffic count of 19,000 vehicles per day. The property is located within the Jefferson Davis Highway Enterprise Zone. Based on the Board of Supervisors' Policy regarding development within the Enterprise Zone, road improvements will not be required by the County. Road improvements may be required by the Virginia Department of Transportation.

## LAND USE

### Comprehensive Plan:

Lies within the boundaries of the Chester Village Plan which suggests that the property is appropriate for general business uses, consisting of community-scale and motor vehicle oriented commercial development.

### Area Development Trends:

Surrounding properties are zoned for general commercial uses and are occupied by a mix of motor vehicles sales, service and repair, fast food restaurant and home and garden stores or are currently vacant. The subject property represents a residual portion of a parent parcel which, along with other surrounding properties, is currently zoned General Business (C-5).

### Site Design:

Currently, the request property lies within a Post Development Area. Development of the site must conform to the requirements of the Zoning Ordinance which address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas.

### Architectural Treatment:

Currently within Post Development Areas, the architectural treatment of buildings, including materials, color and style, shall be compatible with buildings located within the same project. Compatibility may be achieved through the use of similar building massing, materials, scale, colors and other architectural features. Further, no building exterior which would be visible to public rights of way can be constructed of unadorned concrete, block or corrugated and/or sheet metal.

All junction and accessory boxes must be minimized from view of adjacent property and public rights of way by landscaping or architectural treatment integrated with the building served. Mechanical equipment, whether ground-level or rooftop, shall be screened from view of adjacent property and public rights of way and designed to be perceived as an integral part of the building.

### Buffers and Screening:

The Development Standards Manual requires that solid waste storage areas (i.e., dumpsters, garbage cans, trash compactors, etc.) be screened from view of adjacent property and public rights of way by a solid fence, wall, dense evergreen plantings or architectural feature. In addition, sites must be designed and buildings oriented so that loading areas are screened from public rights of way.

With the approval of this request, outside storage would be permitted. Outside storage areas must be screened from view of public rights of way.

### CONCLUSIONS

The proposed zoning and land uses conform to the Chester Village Plan which suggests that the property is appropriate for general commercial uses. The proposed zoning and land uses are compatible with, and representative of, existing and anticipated area development.

Given these considerations, approval of this request is recommended.



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Rez: C-3 TO C-5



600 0 600 Feet